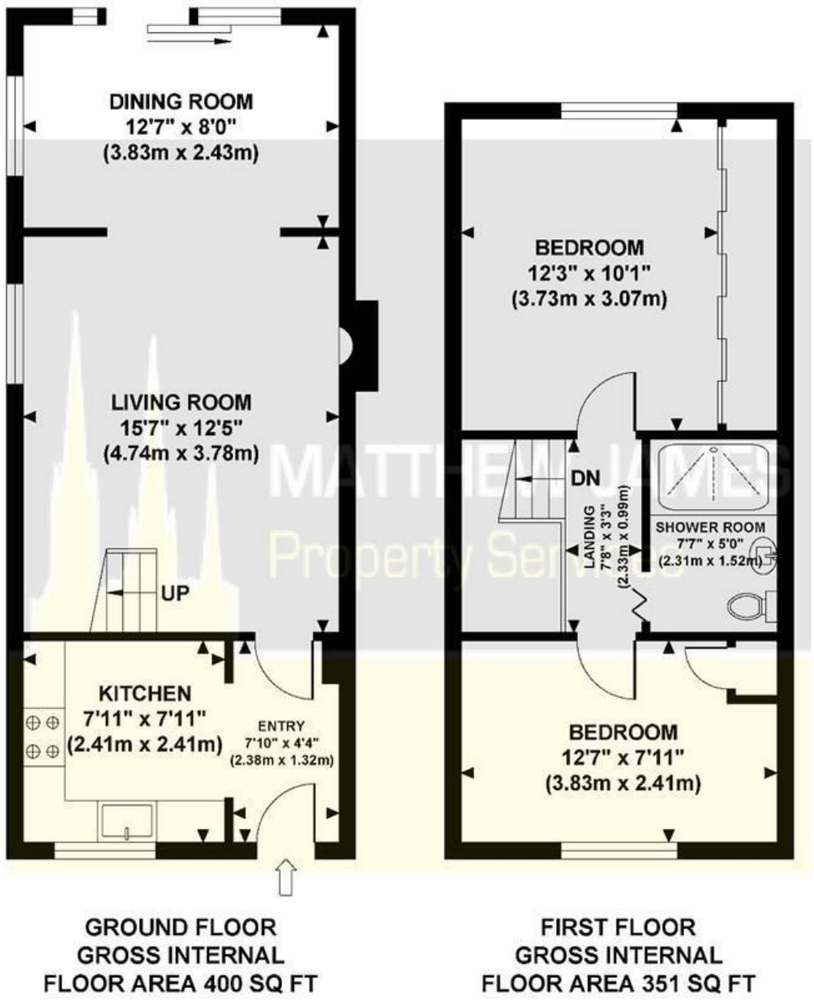
Floor Plan

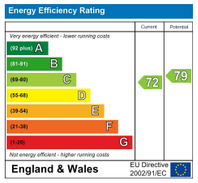
9 DAWES CLOSE

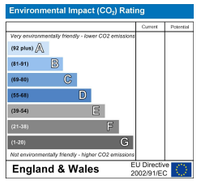
Approximate Gross Internal Area 751 sq ft / 69.80 sq m



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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9 Dawes Close

Stoke, Coventry CV2 4LL

This delightful two-bedroom end-of-terrace home offers a rare opportunity to acquire a property that has been lovingly maintained by the family and now ready to welcome its next chapter. Offered to the market with no onward chain, beautifully presented yet providing scope for cosmetic updating to reflect individual tastes, a wonderful opportunity to create a home perfectly tailored to your own lifestyle. Positioned within the sought-after Stoke area, the property offers exceptional convenience. Ball Hill shopping parade is just moments away, providing an excellent range of independent shops, supermarkets, cafés and everyday amenities, while The University Hospital, highly regarded schools and excellent transport links are all within easy reach.

Tucked away at the end of a quiet cul-de-sac, beautifully tended front garden and pathway leads to the property. Entrance hall leads through to a well-appointed kitchen overlooking the front garden, while the generous lounge and extended dining area, create a superb open-plan living space designed for modern family life. Sliding patio doors frame views of the garden and allow natural light to flood the room, making it the perfect place to relax, entertain or gather with family and friends. Adding character and individuality, an elegant spiral staircase rises to the first floor, where two generous double bedrooms await. Both rooms enjoy an abundance of natural light and benefit from fitted wardrobes, offering excellent storage without compromising on space. The accommodation is completed by a modernised shower room,

£185,000

9 Dawes Close

Stoke, Coventry CV2 4LL

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- *CHARMING END OF TERRACE PROPERTY*
- *PERFECT FIRST TIME HOME/ INVESTMENT PROPERTY*
- *TWO DOUBLE BEDROOMS*
- *LIVING ROOM & EXTENDED DINING ROOM*
- *MODERN SHOWER ROOM*
- *LOVELY ENCLOSED REAR GARDEN*
- *QUIET CUL-DE-SAC LOCATION*
- *BALL HILL SHOPPING PARADE ON YOUR DOORSTEP*
- *CLOSE TO UNIVERSITY HOSPITAL*
- *VACANT & NO CHAIN*

Approach/ Front Garden

Entrance Hall

Kitchen
7'1 x 7'1 (2.16m x 2.16m)

Living Room
15'7 x 12'5 (4.75m x 3.78m)

Dining Room
12'7 x 8'0 (3.84m x 2.44m)

First Floor Landing

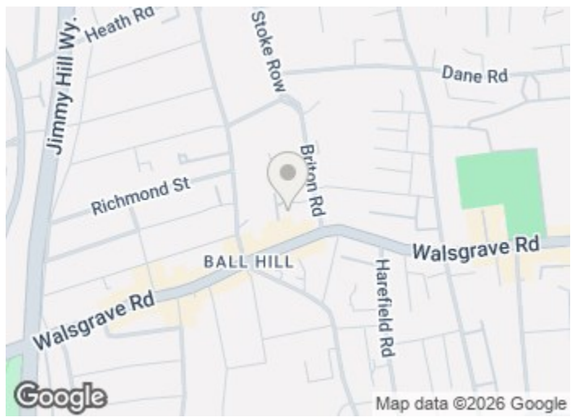
Bedroom One
12'3 x 10'1 (3.73m x 3.07m)

Bedroom Two
12'7 x 7'11 (3.84m x 2.41m)

Shower Room
7'7 x 5'0 (2.31m x 1.52m)

Rear Garden

Residents Parking



Directions













